



PRESCOTT PRESERVATION COMMISSION A G E N D A

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING/PUBLIC HEARING
FRIDAY, October 8, 2010
8:00 AM**

**CITY COUNCIL CHAMBERS
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1100**

The following Agenda will be considered by the **Prescott Preservation Commission** at its **Regular Meeting / Public Hearing** to be held on **Friday, October 8, 2010** in **Council Chambers, 201 S. Cortez Street, Prescott, Arizona at 8:00 AM**. Notice of this meeting is given pursuant to *Arizona Revised Statutes, Section 38-431.02*.

I. CALL TO ORDER

II. ATTENDANCE

Members

Elisabeth Ruffner, Chairman
Mike Todd, Vice Chairman
Russ Buchanan
John Langellier

Doug Stroh
Seymour Petrovsky
Lee Vega

III. REGULAR AGENDA

- 1. Consider approval of the minutes** of the September 10, 2010 meeting.
- 2. HP10-020**, 146 South Montezuma St, Historic Preservation District #1, Courthouse Plaza. APN: 109-02-016A. Request to reconstruct store front entry- revise entry to eliminate the angled recess, replacing the windows (glazing) and siding. Property owner is Hinson Trust. Applicant/agent is Osusky & Sons, Inc. Historic Preservation Specialist, Cat Moody.

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 928-777-1100 (voice) or (TDD) to request an accommodation to participate in the meeting.

- IV. PRESENTATION ON APS POLE AND TREE WORK IN THE PINE CREST HISTORIC DISTRICT**

- V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

- VI. ADJOURNMENT**

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on October 1, 2010 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.

Kathy Dudek, Administrative Assistant
Community Development Department

**PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
SEPTEMBER 10, 2010
PRESCOTT, ARIZONA**

MINUTES of the **PRESCOTT PRESERVATION COMMISSION** held on **SEPTEMBER 10, 2010** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

I. CALL TO ORDER

Chairman Ruffner called the meeting to order at 8:00 AM.

II. ATTENDANCE

<i>MEMBERS PRESENT</i>	<i>STAFF PRESENT</i>
Elisabeth Ruffner, Chairman	George Worley, Planning Manager
Mike Todd, Vice Chairman	Cat Moody, Historic Preservation Specialist
Russ Buchanan	Kathy Dudek, Recording Secretary/Administrative Assistant
John Langellier	Ruth Hennings, Community Development Intern
Seymour Petrovsky	
Doug Stroh	
Lee Vega	

III. REGULAR AGENDA

- 1. Consider approval of the minutes** of the July 9, 2010 meeting.

Mr. Langellier, **MOTION: to approve the minutes** of the July 9, 2010 meeting. Mr. Stroh, 2nd. **Vote: 7-0.**

- 2. Consider approval of the minutes** of the July 23, 2010 special meeting.

Mr. Stroh, **MOTION: to approve the minutes** of the July 23, 2010 special meeting with two corrections as noted by Chairman Ruffner: 1) Regular Agenda #1, change "National Bank" to "Bank of Arizona"; and, 2) Regular Agenda #1, change "on" to "listed in." Mr. Todd, 2nd. **Vote: 7-0.**

Note: the transcribing secretary for the July 23, 2010 meeting, Ms. Letner, will be instructed to make the requisite changes.

- 3. HP10-018, 126 South Montezuma St, Historic Preservation District #1, Courthouse Plaza. APN: 109-02-012. Request for signage for a new business in an existing building--Adirondack Cafe. Business owner is Stephen Rice. Applicant/agent is Morgan Sign. Historic Preservation Specialist, Cat Moody.**

Ms. Moody reviewed the staff report and indicated:

- the request is for signage in an existing building for the Adirondack Café, formerly Annalina's Café;
- the building is within the Courthouse Plaza Historic District and is listed on the

National Register;

- two signs are requested: one on the window front façade mounted on the signage band and measuring 4' x 4', the other sign measuring 1' x 3' will be mounted on the rear of the building at the back alley entrance to the café;
- the applicant is requesting 19 square feet of signage where 50 square feet is permitted by code; and,
- the sign will be manufactured of MDO material with a graphic print using tones of dark brown, green and beige with individually-cut ½" PVC off-white lettering.

Chairman Ruffner proffered that the sign is attractively designed and will go well with the other signs on that block of stores.

Mr. Stroh, **MOTION: to approve HP10-018**, 126 South Montezuma Street, for signage for a new business [Adirondack Café] in an existing building, and comply with all staff recommendations listed in the Staff Memo dated 09/10/2010 as well as patching any holes and painting the building to match the existing color. Mr. Petrovsky, 2nd. **Vote: 7-0.**

4. **HP10-019**, 103, 105, & 107 E Gurley St. and 101 S. Cortez St., Historic Preservation District #1, Courthouse Plaza. APN: 109-01-022. Request for approval of permit for replacement and/or addition of storefront awnings. Owner is Cortez Commercial. Applicant/agent is A Shade Beyond. Historic Preservation Specialist, Cat Moody.

Ms. Moody reviewed the staff report and indicated:

- awnings already exist on three of the buildings;
- presently the awnings are not consistent in style and the owner would like to unify the style and color choice;
- there are no awnings on the Bank of Arizona building including the west side of the building;
- historic photos show awnings on 101 S. Cortez Street;
- the proposed plan includes rectangular awnings on the top floor windows and curved arched windows at the 101 S. Cortez location in windows that have been retrofitted;
- the awning colors will be dark brown and deep tan;
- the owner is interested in complementing the look that is across the street which houses the Armadillo Candle Store; and,
- the applicant is here to answer questions.

Mr. Wolfgang Dietrich, owner A Shade Beyond, 474 EZ Street, responded to the following queries:

- the upper-story window awnings will be rectangular;
- the lower awnings will be dome shaped;
- the main consideration is to help with energy costs and to bring back the historic façade;
- solar gain will still occur in the winter months;
- on the north side, the intention is to immediately create an awning for a store that has just opened up;
- he would like to get a general consensus of whether the project is acceptable to Commissioners;
- the awnings would be attached to the wood frames of the windows and more research would be done to try not to use the existing fittings as they appear sloppy;
- a recommendation for attaching the awnings through the wood frames using a 3/16" drill would not go into the masonry of the building;

Commissioners further queried and remarked on:

- the curved awnings are not encouraged within the district [Ms. Moody: other curved or dome-type awnings are located within the district and a precedent has been set];
- the necessity of doing the awnings in stages and submitting that plan to the Commission for approval rather than installing the awnings randomly;
- establishing a timeline for the awning installation;
- placing conditions of phasing on the approval; and,
- allowing the lettering on the valance(s) to be approved by staff.

Mr. Todd, **MOTION: to approve HP10-019**, for the applicant's submitted materials [awning colors and construction] provided on September 10, 2010 for 103 E. Gurley Street, subject to the requirements of the Staff Memo dated 09/10/2010 and the following conditions: 1) that staff be given the authority to review signage for the valance(s) on the awning(s); and, 2) the balance of the awnings under consideration [105 & 107 E. Gurley Street and 101 S. Cortez Street] be resubmitted to the Prescott Preservation Commission at a time when the owner of the property has come up with a phasing plan for the remaining awnings. Mr. Petrovsky, 2nd. **Vote: 7-0.**

IV. APPROVAL OF AMENDED PPC BYLAWS

This item was not discussed as it was previously approved.

V. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Mr. Buchanan noted that on September 19 at 12:00 PM, the Culture Keepers of Arizona will hold their 8th annual dinner for awards that will be given to groups that honor Arizona's history. Troop A of the 1st Volunteer Cavalry will provide an honor guard for the occasion.

Chairman Ruffner gave a brief history of the Prescott Electric Company that was completed in approximately six months beginning after the fire of 1901.

VI. ADJOURNMENT

Chairman Ruffner adjourned the meeting at 8:56 AM.

Elisabeth Ruffner, Chairman

Agenda Item: HP10-020 146 South Montezuma Street

The applicant proposes to rebuild the storefront entry, including:

1. Reconfiguration of the angled and recessed entry to a straight entry at the back of sidewalk (see plan).
2. Replace the weathered single pane wood windows with new windows- new glazing framed into window openings with wood trim to match existing trim detail (see plan).
3. Replace the weathered T111 siding with new manufactured siding (sample provided for meeting).

Conformance with Design Guidelines:

The Design Guidelines for HPD #1 state, in part:

- Require zero setbacks at the front property line for at least 50 percent of the front facade. Require zero setbacks for the entire second and third floor elevations.
- Allow up to one-half of the first floor to be "inset from the front property line
- Do not allow doors to swing into the public right-of-way
- Locate doors consistent with the historic pattern
- Emphasize vertical orientation on windows; encourage locating windows singularly

Site Visit: Recommended

Recommended Action:

MOVE TO APPROVE, APPROVE WITH MODIFICATIONS, OR DENY HP10-020, 146 South Montezuma Street:

Request for reconstruction of front entry including: 1) reconfiguration of the angled and recessed entry to a straight entry at the back of sidewalk 2) replace the weathered single pane wood windows with new windows 3) replace the weathered T111 siding with new T111 siding, and comply with all Staff Recommendations listed within this memo and/or any other conditions or requirements prescribed by this Commission.

PRESCOTT PRESERVATION COMMISSION COMMUNITY DEVELOPMENT DEPARTMENT Staff Report Pine Crest APS Pole and Tree Work 10/8/2010	
AGENDA ITEM: Presentation by APS on power pole replacement and tree trimming work in the Pine Crest Historic District.	
Planning Manager: George Worley 	
Director: Tom Guice 	
Historic Preservation Specialist: Cat Moody 	
Report Date: 9/29/2010	

Historic Preservation District: Pine Crest

APS Contacts: Jeff Spohn, NW Division Forester
 Jay Bronson, Customer Service Representative
 300 N Granite St Prescott, AZ 86301

Existing Conditions: Many of the old wood power poles and outdated wiring associated with the Pine Crest neighborhood are slated to be replaced by APS. On September 28th at 6pm a neighborhood meeting with residents and APS was held to walk the project area and go over the proposed work. Cat Moody attended that meeting and discussed with APS staff the work and recommended that APS give an informational presentation to the Preservation Commission regarding their proposed work.

Proposed Work: The poles in poor condition will be replaced with new poles; the poles in good shape will remain in place and may have new down guys placed or other wire support work performed. New poles are slated to be 40' high (the old poles are 35' high) to provide more clearance for tree branches, and reduce trimming requirements. Residents in the neighborhood have expressed concerns regarding tree removal, and APS feels fairly certain they can accomplish the safety upgrade with a minimal trimming of trees.

Residents expressed a concern over pole material, and some individuals expressed a preference to see wood poles go back in the neighborhood versus the APS standard, weathered steel (Cor-ten) poles which have a rusted brown patina.

Site Visit: Recommended

